

ORDINANCE NO. 34-04

**TO REZONE CERTAIN REAL ESTATE WITHIN  
THE CITY OF WEST LAFAYETTE, INDIANA  
AND DESIGNATING THE TIME WHEN THE  
SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
WEST LAFAYETTE, INDIANA:**

Section 1. Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to rezone the following-described real estate, to-wit:

(See attached legal description)

Section 2. Said real estate is hereby rezoned as follows:

FROM: "GB" District

TO: "PDNR" District

Section 3. This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST  
LAFAYETTE, INDIANA, UPON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.**

\_\_\_\_\_  
PRESIDING OFFICER

Attest:

\_\_\_\_\_  
JUDITH C. RHODES, Clerk-Treasurer

Presented by me to the Mayor of the City of West Lafayette, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2004, at the hour of \_\_\_\_\_.

\_\_\_\_\_  
JUDITH C. RHODES, Clerk-Treasurer

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765)423-9242  
(765)423-9154 [FAX]

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

July 22, 2004  
Ref. No.: 04-382

West Lafayette City Council  
609 W. Navajo Street  
West Lafayette IN 47906

### CERTIFICATION

**RE: Z-2176-WABASH VILLAGE, INC. (GB TO PDNR):**

Petitioner is requesting rezoning of 11.984 acres to expand the existing Marsh grocery store, redesign the shopping center parking lot layout and create lots for the former Lutterloh's Garden Center and C' Rays Restaurant. The site is located on the northeast corner of Salisbury and Navajo, West Lafayette, Wabash 7 (SE) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 21, 2004, the Area Plan Commission of Tippecanoe County voted 13 yes – 0 no on the motion to rezone the subject real estate from GB to PDNR. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette City Council that the proposed rezoning ordinance be approved for the property described in the attachment contingent on the following conditions:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate performance bonds submitted with final detailed plans
5. Final plant schedule approval by the West Lafayette Greenspace Administrator;

**Additional Conditions:**

6. To replace signage notes on sheets 4 & 5 with revised signage notes, dated 7/21/2004, prepared by Allen Jacobsen of Fisher & Associates and agreed to by all parties;

THE

# Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

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SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

7. To revise the sign drawings on sheet 8 to reflect those changes included in the revised signage notes dated 7/21/2004.

Public Notice has been given that this petition will be heard before the West Lafayette City Council at its August 2, 2004 regular meeting.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/bb

Enclosures: Staff Report, Ordinances & Revised Signage Notes

cc: Wabash Village, Inc.  
Roger Fine  
Verizon  
Insight Communications, Kerry Plantega  
Vectran, Jim Yarnal  
Cinergy PSI

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**Z-2176**  
**WABASH VILLAGE PLANNED DEVELOPMENT**  
**GB TO PDNR**

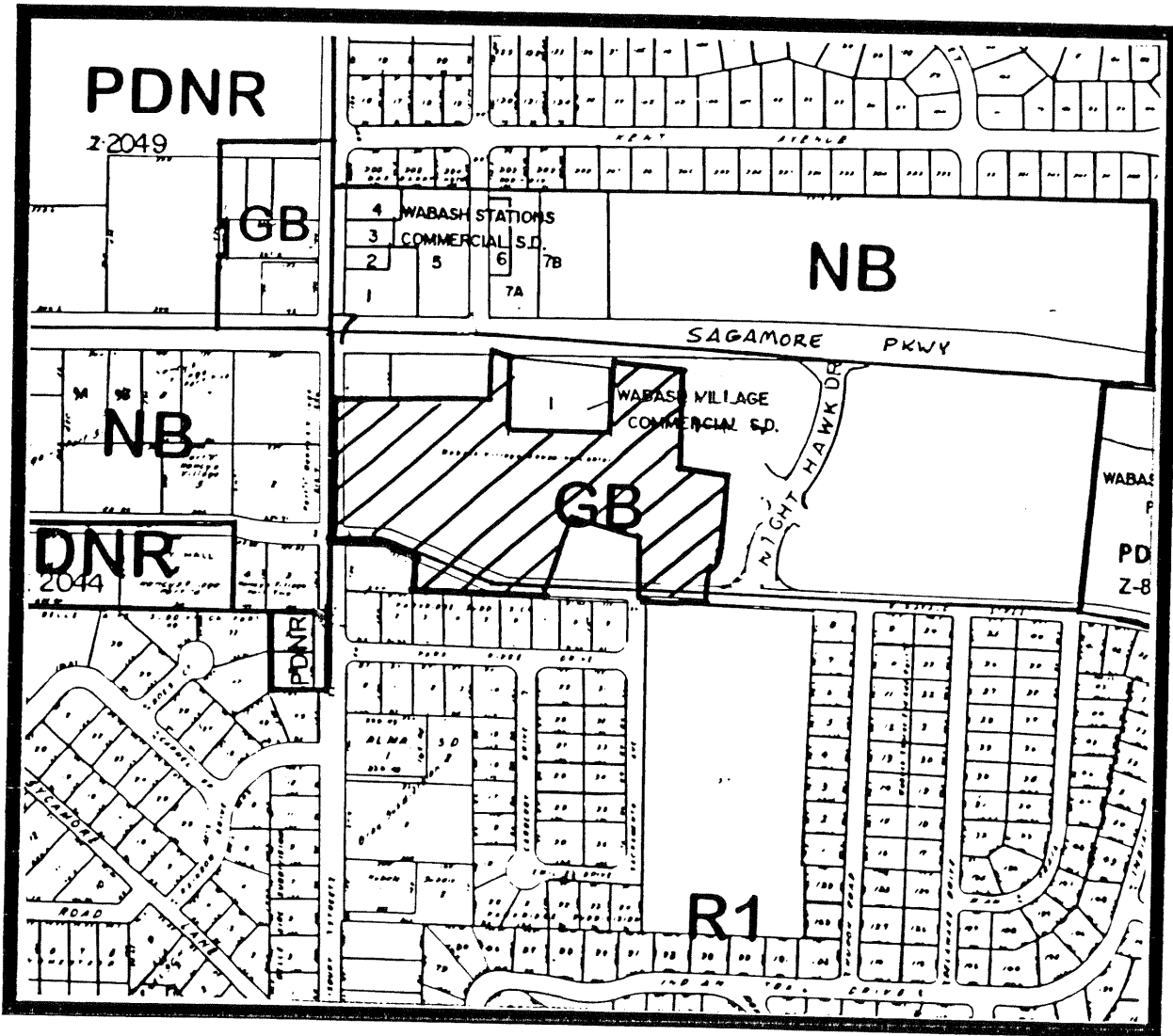
**STAFF REPORT**  
**15 July 2004**

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Z-2176  
Wabash Village, Inc

(GB to PDNR)



Scale 1" = 500'

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**Z-2176**  
**WABASH VILLAGE PLANNED DEVELOPMENT**  
**GB to PDNR**

**Staff Report**  
**15 July 2004**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, David Lux, is requesting the rezoning of 11.984 acres for plans that include expansion of an existing grocery store, redesign of the shopping center parking lot layout and creation of 2 lots for a former landscape garden center and dine-in restaurant. The site is located on the northeast corner of Salisbury & Navajo Streets in West Lafayette, Wabash 7(SE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The site is currently zoned GB as is land to the east of Night Hawk Dr. between Sagamore Parkway and Navajo and at the northwest corner of Salisbury and Sagamore Parkway. NB zones are to the north and west across Sagamore and Salisbury respectively. Large R1 zones extend to the south and north beyond the commercial development along both sides of the Sagamore Parkway corridor. Several planned developments, both residential and commercial in nature, are located near the site to the east and west the most recent of which includes City Hall (Z-2044, 12/01), Sagamore Park Shopping Center (Z-2049, 1/02) and Westminster Village (Z-2168, 3/04).

**AREA LAND USE PATTERNS:**

Petitioner's site is currently a fully developed shopping center. The proposed project would provide a modern face-lift to the large existing building and allow redevelopment of one vacant lot and one fire damaged stand alone restaurant building. West Lafayette Fire Station #2 is located across Navajo to the south other uses in close proximity along Salisbury, Navajo and Sagamore Parkway include restaurants, banks, drug stores, churches, professional/government offices and retail/service businesses. Large blocks of single-family residences lie beyond to the north, east, south and southwest of the commercial development associated with the Sagamore Parkway commercial corridor.

**TRAFFIC AND TRANSPORTATION:**

Wabash Village Shopping Center is bound by Sagamore Parkway, a divided primary arterial, to the north; Navajo, an urban local, on the south; Salisbury, a secondary arterial, on the west; and Night Hawk Drive, an urban local, to the east. The shopping center derives access from all four streets.

Petitioner's site plans show a vastly improved internal circulation pattern for both cars and pedestrians. The only existing vehicular access point to change would be the drive

off Salisbury that moves north away from the intersection with Navajo to a mid block location. Internal channeling of traffic, through the use of new tree planting islands, is shown to help direct traffic in more predictable paths through the development. Pedestrian sidewalks are also included on one side of an east/west spine from Salisbury to Night Hawk.

Additional parking is shown to serve the increased square footage of the grocery store's anticipated expansion. Parking lot layout is improved and augmented with planting islands and shade trees increasing the percent of green space and bringing the development closer to the West Lafayette Greenspace Ordinance standards.

The existing shopping center plan shows 245 parking spaces. The proposed plan shows an increase of 54 spaces for a total of 299 space including 11 handicapped accessible spaces. The lot area closest to the west side of the grocery store is designed with over-sized parking stalls and aisles for the convenience of shoppers unloading carts.

#### **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

All city utilities are available to the site. The most significant environmental consideration involves the design of interior tree planting islands and addition perimeter trees to the parking lot areas in an effort to bring the shopping center closer to compliance with the West Lafayette Greenspace Ordinance.

Regarding signage, the proposal includes:

- A new 96 sq. ft. monument sign at the Salisbury Street entrance that would replace the existing sign;
- Freestanding signs at Sagamore Parkway entrance would remain with a provision that would allow a monument sign to replace the signs should both be removed. In the mean time a document allowing legal right of entry for repair and maintenance would be created, one for the Marsh sign currently located outside the planned development boundary and the second for the MCL sign outside their lot boundary but inside the PD boundary. The existing pole signs can be refurbished with new sign faces but can not increase in size, increase in overall height; nor change the pole location
- Existing roof-mounted signage for tenants on the north side of the main building would be permitted to remain as is. Any new roof-mounted signs would be permitted with a maximum sign area of 32 sq. ft. per tenant;
- Signage for the grocery store would be limited to 300 sq. ft. including any business located within the store;
- Yet unknown development of the two new lots, 2 & 3, would be designed as if the use were in a GB zone.

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**Z-2176**  
**WABASH VILLAGE PLANNED DEVELOPMENT**  
**GB TO PDNR**

**ADDENDUM**  
**21 July 2004**

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Z-2176  
WABASH VILLAGE PLANNED DEVELOPMENT  
GB to PDNR

ADDENDUM  
21 July 2004

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**STAFF COMMENTS:**

The staff report dated 15 July 2004 and mailed out with the agenda packet included the following special note:

*"Additional conditions, still being considered, may be presented at the hearing following further discussion with Petitioner regarding unresolved issues over the signage on Sagamore Parkway."*

Since that time staff has met with Petitioner and his team and have all agreed to several changes in the signage notes found on sheets 4 & 5 concerning both new integrated center signs and the existing signs on Sagamore Parkway. The result is to allow conditions #1-5 to stand and replace conditions #6 & #7 with the following language:

**Additional Conditions:**

6. To replace signage notes on sheets 4 & 5 with revised signage notes, dated 7/21/2004, prepared by Allen Jacobsen of Fisher & Associates and agreed to by all parties;
7. To revise the sign drawings on sheet 8 to reflect those changes included in the revised signage notes dated 7/21/2004;

**LAND DESCRIPTION - GB TO PDNR**

A part of the Southeast Quarter of Section 7, Township 23 North, Range 4 West Wabash Township, Tippecanoe County, Indiana, being more particularly described as follows:

Commencing at an A1NB monument at the Northwest Corner of the Southeast Quarter of said Section 7; thence South 00°24'29" West along the West Line of said Southeast Quarter 168.00 feet to the Point of Beginning of the herein-described tract; thence South 89°15'17" East 445.00 feet to the southeast corner of real estate conveyed to Kelly John Good as recorded as Document Number 02019830 in the Tippecanoe County Recorder's Office; thence North 00°24'29" East along the east line of said Good real estate 125.00 feet to the south right-of-way line of the US 52 By-Pass; thence South 89°15'17" East along said right-of-way line 55.00 feet to the northwest corner of Lot 1 in Wabash Village Commercial Subdivision as record in Plat Cabinet C, Slide 112 in said Recorder's Office; thence along the perimeter of said Lot 1 the following 3 courses:

1. South 00°33'43" West 187.61 feet;
2. South 89°26'17" East 268.91 feet;
3. North 01°13'43" East 173.50 feet to the south line of real estate taken for right-of-way purposes by State Of Indiana Cause No. S651-74, Parcel 42A ;

thence South 85°08'49" East along said south line 198.05 feet to the northwest corner of Lot 1 in the Wabash Village Minor Subdivision Number 2 as recorded as Document Number 02038012 in said Recorder's Office; thence along the perimeter of said Lot 1 the following 2 courses:

1. South 00°18'00" West 268.78 feet;
2. South 84°10'26" East 133.16 feet to the west line of a lease agreement recorded as Lease Record 15, Page 147 in said Recorder's Office;

thence South 00°18'00" West along said west line 81.56 feet to the west right-of-way line of Nighthawk Drive as recorded as Document Number 02035703; thence along said west right-of-way line the following 7 courses:

1. South 38°27'56" West 10.66 feet;
2. South 02°59'34" East 53.46 feet;
3. South 15°48'43" West 56.91 feet;
4. South 05°48'43" West 56.91 feet;
5. North 89°11'18" West 15.00 feet;
6. South 36°22'21" West 34.09 feet;
7. South 00°55'00" West 50.62 feet to the north line of Park Ridge Subdivision, Part 1 as recorded in Plat Cabinet 7, Slide 36 in said Recorder's Office;

thence North 89°05'00" West along said north line 812.46 feet to the southeast corner of real estate conveyed to the City Of West Lafayette and recorded in Deed Book 262, Page 614; thence along the perimeter of said City real estate the following 3 courses:

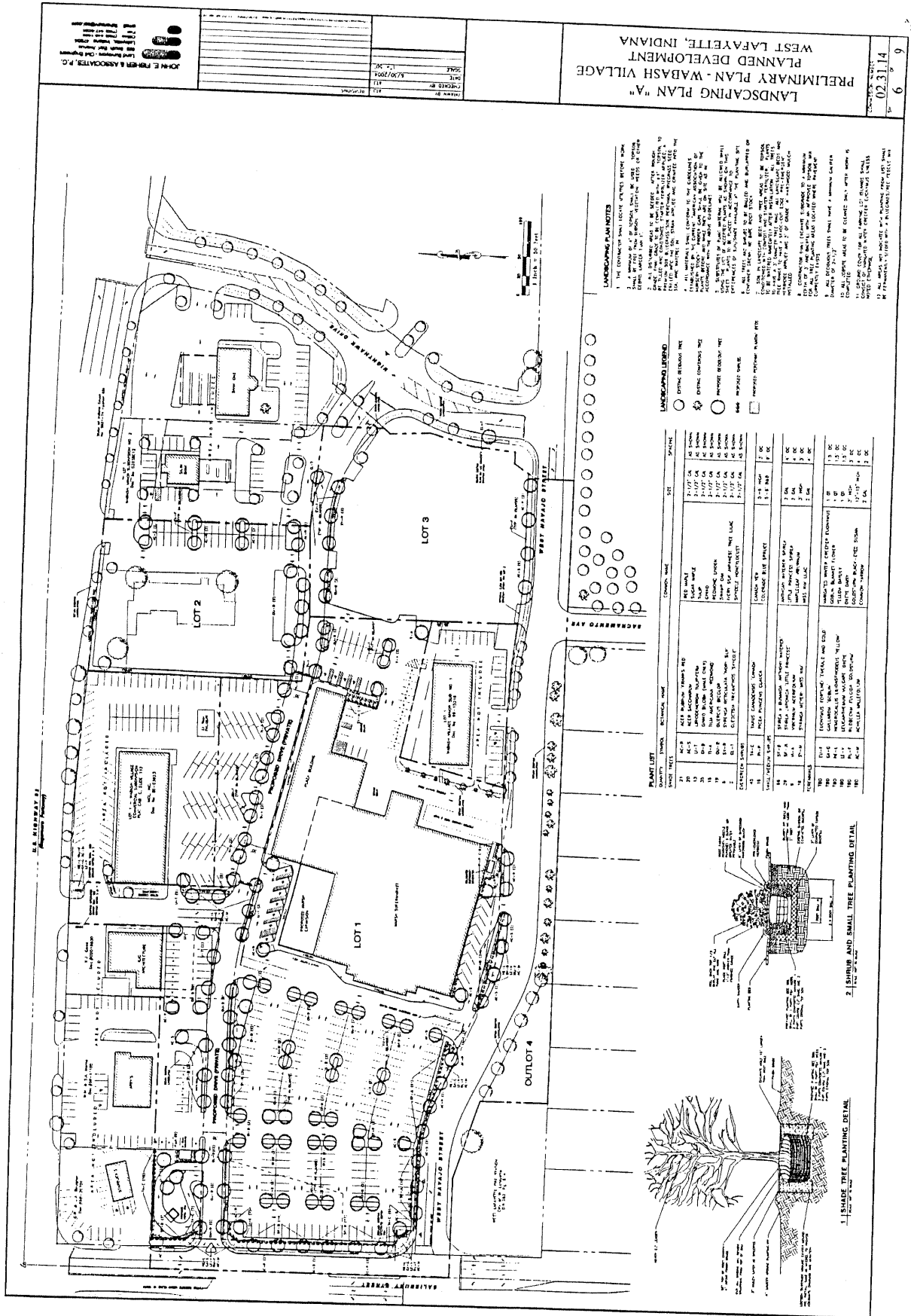
1. North 00°30'00" East 88.17 feet;
2. North 71°28'00" West 105.16 feet;
3. North 89°05'00" West 130.00 feet to the West Line of the Southeast Quarter of the aforementioned Section 7;

thence North 00°24'29" East along said West Line 393.20 feet the Point of Beginning, containing 11.984 acres, more or less.

Subject to all easements, restrictions and covenants of record.

EXCEPT:

Lot 1 in the Wabash Village Minor Subdivision No. 1 as recorded as Document Number 99-12516 in the Tippecanoe County Recorder's Office. Containing 0.559 acres more or less.



LANDSCAPING PLAN "A"  
PRELIMINARY PLAN - WABASH VILLAGE  
PLANNED DEVELOPMENT  
WEST LAFAYETTE, INDIANA

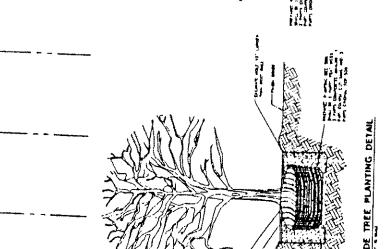
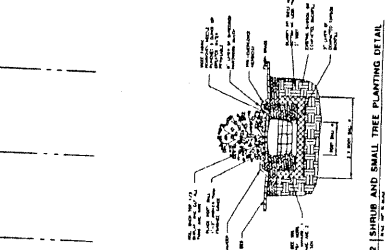
LANDSCAPING PLAN NOTES  
1. THE EXISTING LANDSCAPE SHALL BE MAINTAINED AND ENHANCED WHERE POSSIBLE.  
2. ALL NEW PLANTINGS SHALL BE SPECIFIED BY COMMON NAME, HEIGHT, SPREAD, AND COLOR.  
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
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9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

LANDSCAPING LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING TREES
(Symbol)	EXISTING SHRUBS
(Symbol)	EXISTING GRASS
(Symbol)	EXISTING PAVEMENT
(Symbol)	EXISTING FENCE
(Symbol)	EXISTING UTILITY
(Symbol)	EXISTING WATER
(Symbol)	EXISTING LIGHT
(Symbol)	EXISTING SIGN
(Symbol)	EXISTING BENCH
(Symbol)	EXISTING BIKEWAY
(Symbol)	EXISTING PATH
(Symbol)	EXISTING DRIVEWAY
(Symbol)	EXISTING GARAGE
(Symbol)	EXISTING PORCH
(Symbol)	EXISTING DECK
(Symbol)	EXISTING PATIO
(Symbol)	EXISTING TERRACE
(Symbol)	EXISTING BALCONY
(Symbol)	EXISTING STAIR
(Symbol)	EXISTING RAMP
(Symbol)	EXISTING ELEVATOR
(Symbol)	EXISTING ESCALATOR
(Symbol)	EXISTING LIFT
(Symbol)	EXISTING RAMP
(Symbol)	EXISTING ELEVATOR
(Symbol)	EXISTING ESCALATOR
(Symbol)	EXISTING LIFT

PLANT LIST

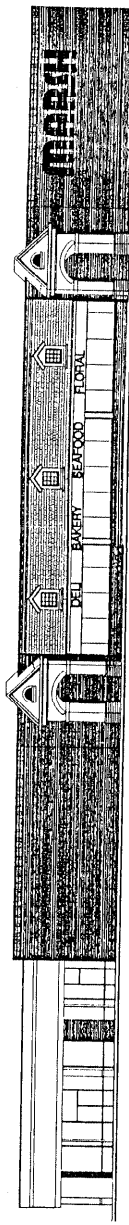
PLANT	COMMON NAME	HEIGHT	SPREAD	COLOR
1	ACER FRAXINOSA	12-15'	12-15'	GREEN
2	ACER FRAXINOSA	12-15'	12-15'	GREEN
3	ACER FRAXINOSA	12-15'	12-15'	GREEN
4	ACER FRAXINOSA	12-15'	12-15'	GREEN
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100	ACER FRAXINOSA	12-15'	12-15'	GREEN



02.31.4  
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**JOHN E. FISHER & ASSOCIATES, P.C.**  
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Lakeland, Florida 33801  
Office (888) 446-1232  
Fax (781) 477-0000  
Email [bfisher@jea.com](mailto:bfisher@jea.com)

BUILDING ELEVATIONS PRELIMINARY PLAN - WABASH VILLAGE PLANNED DEVELOPMENT WEST LAFAYETTE, INDIANA		DATE: 02.31.14 DRAWN BY: J.E.F.
DATE: 11/15/2014 DRAWN BY: J.E.F.	DATE: 11/15/2014 DRAWN BY: J.E.F.	DATE: 11/15/2014 DRAWN BY: J.E.F.
JOHN E. FISHER & ASSOCIATES, P.C. 123 South Elm Avenue West Lafayette, Indiana 47906 Phone: (765) 447-7000 Fax: (765) 447-7001 www.jefishera.com		



WEST ELEVATION

